

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	11	+ 10.0%	70	58	- 17.1%
Closed Sales	17	16	- 5.9%	70	56	- 20.0%
Median Sales Price*	\$460,000	\$633,000	+ 37.6%	\$405,500	\$549,000	+ 35.4%
Inventory of Homes for Sale	69	12	- 82.6%	--	--	--
Months Supply of Inventory	3.2	0.6	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	132	45	- 65.9%	141	51	- 63.8%
Percent of Original List Price Received*	96.1%	103.9%	+ 8.1%	94.5%	101.8%	+ 7.7%
New Listings	15	20	+ 33.3%	87	57	- 34.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

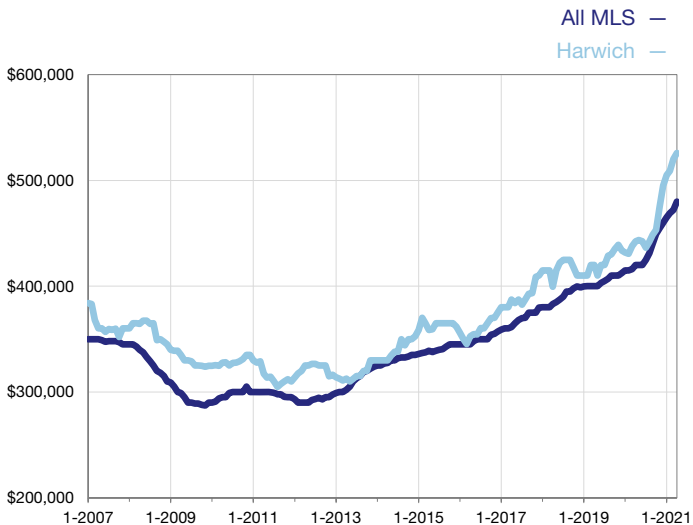
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	7	17	+ 142.9%
Closed Sales	4	3	- 25.0%	5	13	+ 160.0%
Median Sales Price*	\$370,000	\$280,000	- 24.3%	\$485,000	\$309,000	- 36.3%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	105	8	- 92.4%	87	95	+ 9.2%
Percent of Original List Price Received*	96.0%	111.4%	+ 16.0%	95.8%	99.6%	+ 4.0%
New Listings	2	3	+ 50.0%	11	16	+ 45.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

